

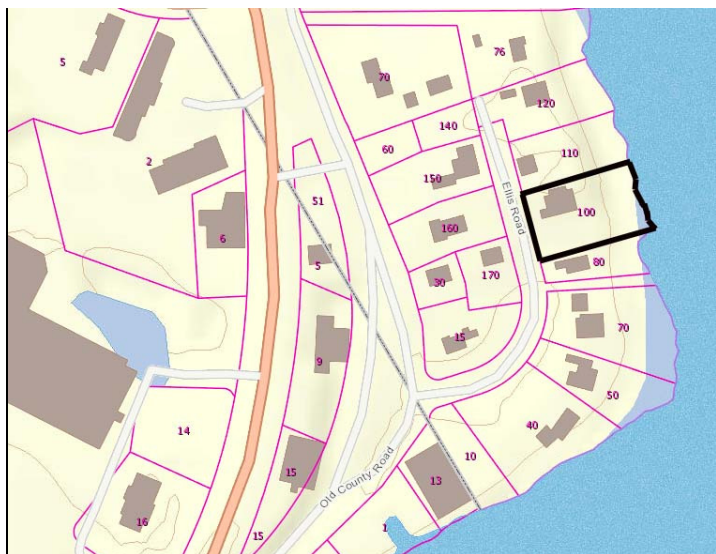
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map (north at top)



Recorded by: Larson Fisher Assoc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: December 2012

Assessor's Number USGS Quad Area(s) Form Number

22-13

ORLEANS

EAS.593

Town/City: Eastham

Place: South Eastham

Address: 100 Ellis Road

Historic Name: Mattie P. Mazzur House

Uses: Present: residence

Original: residence

Date of Construction: ca. 1929

Source: town records, deeds

Style/Form: undetermined

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (with dates):

A gabled room addition on street side with enclosed (glazed) porch and deck on its north side and a sunporch on the east, waterfront side of the house: c. 1990.

Condition:

Moved: no ☒ yes ☐ **Date:**

Acreage: .28 acre

Setting: This property is located on the west side of Ellis Road and borders Town Cove (an inlet from the Atlantic Ocean) on the east. It lies within a single family residential subdivision.

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

This .28-acre property contains a 1-story, wood-framed waterfront cabin that now contains 1,742 square feet of net living space. It has no clear architectural style, but reflects the vernacular form and materials found throughout Cape Cod with naturally grey wood shingle siding, white window and door trim and corner boards. The complex gable and hipped roof has shallow eaves. The original portion of the house is surrounded by various additions—a small gable-roofed room extends from the street front facade, creating a double-gabled effect when viewed from the street. A flat section/hyphen between this addition and the main house was likely the original front porch. Sliding glass doors have been installed in the south side of this hyphen. A hipped-roof sunporch was added to the east, waterfront, side of the house and extends along its width. In addition, it has had extensive wood decks added, one that wraps around the south and east sides and another on the north. An exposed brick wall chimney is located on the south side of the main house. Town records indicate that the basement was finished in 2009. It appears that all the windows have been replaced, while doors have been obscured and/or altered. Although Town records list the house as a single family residence, it appears it may have been converted to a two-family dwelling, possibly in 2009 at the time the basement was finished and the current owners, two couples, bought the place.

The property includes an exterior wood stair down to the beach along Town Cove and a dock. A boathouse noted in an early deed transfer is no longer present.

HISTORICAL NARRATIVE

The property on which 100 Ellis Road was built in 1929 was Lot 5 of a twenty-seven-lot subdivision platted by Gilbert E. Ellis of Brewster in April 1925. Ellis was a farmer, realtor, and owner of a shore net and pound fishery and was born in Brewster in 1867; his father, Thaddeus, was a fisherman, and his mother, Caroline J. Norway, was born in Spain. Ellis began his career as a store clerk when he was fourteen, if not younger. At the time of his marriage in 1887 he worked as a salesman. The 1900 census shows Ellis as a fisherman; the 1910 census shows him more specifically as a weir fisherman. He was among a declining number of Cape fishermen in what was termed the “shore net and pound fishery,” which used large nets attached to a wood framework extending from the shore outward to catch such inshore schooling fish as herring and menhaden; these were sold as bait to the offshore fishing industry, and other species caught in the nets were sold to urban fresh-fish markets after rail lines reached the Cape in the 1870s. In 1914 the town of Brewster granted Ellis a permit to build six fish pounds in its coastal waters, and by 1920 Ellis was one of three Brewster men who ran a pound fishery; he employed seven men, among the most of any of the 43 pound fisheries in the state, and caught \$3100 of fish.¹

Once a prosperous industry on Cape Cod, the pound fishery began to decline after World War I, and by 1920 Ellis was probably preparing to leave the industry. The 1920 census shows him as a farmer, and by 1929 he is listed as a realtor. In September 1924 he bought four acres in South Eastham bordered mostly by the state highway, Town Cove, and what was, for a brief time, a canal that connected Town Cove to the river at Boat Meadow on Cape Cod Bay, a distance of less than a mile.² Ellis acquired the tract from New York City insurance broker Frederick Dorflinger Suydam, whose father, William Farrington Suydam, was an affluent Pennsylvania silk manufacturer and a summer resident of Orleans. The tract was part of the far larger holdings of Captain Heman Smith and his wife Louisiana Crosby Smith, who lived at 70 Old State Highway (EAS.43). In 1881, five years after the Smiths were lost at sea in the wreck of the bark *Burnside*, their children sold the property to their sibling Francis M. Smith (1852-1922), who in 1898 sold it to Somerville carpenter George S. Newcomb, an Orleans native. In 1913 Newcomb's son, George E. Newcomb, sold the four-acre tract to Albert F. Sherman, superintendent of the quarantine station on Gallup's Island in Boston Harbor, and in 1916 Sherman and his wife sold it to Frederick Suydam's mother, Mary Elizabeth Dorflinger Suydam.³

By January 1926 Ellis had built a house—what is now 76 Old State Highway—on the northernmost 1.5 acres of the tract, that month he sold that 1.5-acre tract with its buildings to Roscoe S. Walton, a Maine-born pharmacist turned innkeeper. April 1926 town assessor's records show Ellis with 2.5 acres and no real property; he in fact did not begin to sell any of the house lots in his subdivision until April 1928. In that year he sold three that bordered Town Cove, two of them to the widow Mattie P. Mazzur, who

¹ On the pound fishery, see Matthew McKenzie, *Clearing the Coastline: The Nineteenth-Century Ecological & Cultural Transformation of Cape Cod* (Hanover, NH, and London: University Press of New England, 2010), especially 11-12, 33, 91, 96, 138-39, 164, 172; *Thirty-Sixth Annual Report of the Board of Harbor and Land Commissioners For the Year 1914* (Boston: Wright & Potter, 1915), 100; and “Returns from the Shore Net and Pound Fisheries for the Year 1920,” *Annual Report of the Division of Fisheries and Game for the Year Ending November 30, 1920* (Boston: Wright & Potter Printing Co., 1921), 151-58.

² Alice A. Lowe, comp., *Nauset on Cape Cod: A History of Eastham*, 4th ed. (Eastham, MA: Eastham Historical Society, 1968), 35-36, states that the canal was dug in 1804 through “land following very nearly the boundary line between the towns of Eastham and Orleans” and became known as “Jeremiah's Gutter” where it crossed the property of Jeremiah Smith. A shallow channel, the canal filled quickly, and in 1817 the Eastham and Orleans Canal Proprietors built a wider one, but it was abandoned at some unstated later date.

³ William H. Smith, Boston; Mary M. Smith and Nellie J. Smith, all formerly of Eastham, to Francis M. Smith, 1 November 1881, Barnstable County Registry of Deeds (BCD) 148:366; Francis M. Smith, Somerville, to George S. Newcomb, 5 November 1898, BCD 296:12; George S. Newcomb to George E. Newcomb, 28 May 1909, BCD 296:105; George E. Newcomb to Albert F. Sherman, Boston, 6 January 1913, BCD 321:21; Albert F. and Emma L. Sherman to Mary E. Suydam, Montclair NJ, 15 August 1916, BCD 345:440; Frederick D. Suydam, NYC, to Gilbert E. Ellis, East Brewster, 4 September 1924, BCD 409:454.

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built the house now numbered 100 Ellis Road on the adjoining lot 5. No historic maps document this period of Eastham's built environment, but it seems likely that Mazzur built the house soon after acquiring the lots; town records date it to 1929.⁴

Born in Woodbridge, New Jersey, Mattie Cooper Pearson Mazzur was a commercial designer who lived most of the year in various towns near Boston. She was the wife of Frank A. Mazzur, an engineer and salesman born in Jersey City, New Jersey; his father, Amedee Mazzur, was a mask and costume manufacturer who had emigrated from France before 1880. By 1908 Frank and Mattie Mazzur were living in Newton with their children Shepard, Mattie, and Joe and a domestic servant. In the 1920s Frank A. Mazzur was a power plant equipment manufacturer, his son Shepard worked for him, and the family was living in Waban. By 1928 he had died, and Mazzur lived with her son, also named Frank. In the 1930s, after she had acquired and built the house at 100 Ellis Road, her family lived in Newton; they moved to Needham in the last years of that decade. In 1940 Mattie Mazzur was living most of the year in Rutherford, New Jersey, in the home of her son Amedee, a mechanical engineer who in the mid-1930s had lived in Orleans.

In March 1944 Mazzur sold her "property in Eastham . . . consisting of house, and boat house, and land on which they are situated" to James G. and Emma C. Johnson, who in turn sold it in June 1945 to William Rand Payne and his wife and Ada M. Payne.⁵ Born in Orleans in December 1896, Payne was the son of Simeon Paine, a longtime junk dealer in that town, and his wife Mary E. Higgins. By 1930 William Payne was living in the Boston suburb of Quincy and working as a car inspector for the state; his wife Ada Nelson Payne, born in Quincy in 1898, assembled arch supports in a factory. The couple lived with her father, Charles W. Nelson, a carpenter who had emigrated from Canada in 1889, and Ada Nelson Payne's married sister Ethel and her husband, Swedish immigrant Karl E. Johnson.

The Paynes owned 100 Ellis Road until June 1976. Ada Payne died in Orleans in 1974, and two years later the executors of her will sold the property to Lester A. and Helen K. Nelson, who may have been relatives of Ada Nelson Payne. After Helen Nelson's death her executor sold the property to Daniel C. and Mary Jo Elliott of Eastham in 1988, and in 2009 the Elliotts sold 100 Ellis Road to two couples, Edward M. Bull III and his wife Amy and Stephen Ira and Terrienne Poor-Zeifman, the current owners.⁶

⁴ "Subdivision of Land in Orleans & Eastham, Mass., Property of Gilbert E. Ellis," April 1925, NBCP 15:113. Mazzur acquired lots 4 and 5, 6130 and 5910 square feet respectively. See Gilbert E. Ellis to Mattie P. Mazzur, Needham, 21 May 1928, BCD 457:29, and Gilbert E. Ellis, Brewster, to Mattie P. Mazzur, Needham, 24 September 1928, BCD 459:540.

⁵ Mattie P. Mazzur to James G. and Emma C. Johnson, 18 March 1944, Barnstable County Registry of Deeds (BCD) 611:566; James G. Johnson to Ada M. and William R. Payne, Quincy, 23 June 1945, BCD 629:393.

⁶ Henry F. Smith and Lester A. Nelson, executors will of Ada M. Payne, to Lester A. and Helen K. Nelson, 14 June 1976, BCD 2357:203; David L. Nelson, executor estate Helen K. Nelson, and individually, of Plymouth, to Daniel C. and Mary Jo Elliott, Wexford Lane, Eastham, 25 August 1988, BCD 6410:215; Daniel C. Elliott, aka Dan Elliott, and Mary Jo Elliott, 110 Ellis Road, to Edward M. Bull III and Amy Jo Bull and Stephen Ira and Terrienne Poor-Zeifman, 20 March 2009, BCD 23547:103.

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MAPS

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Aerial view from east.



View from northwest.

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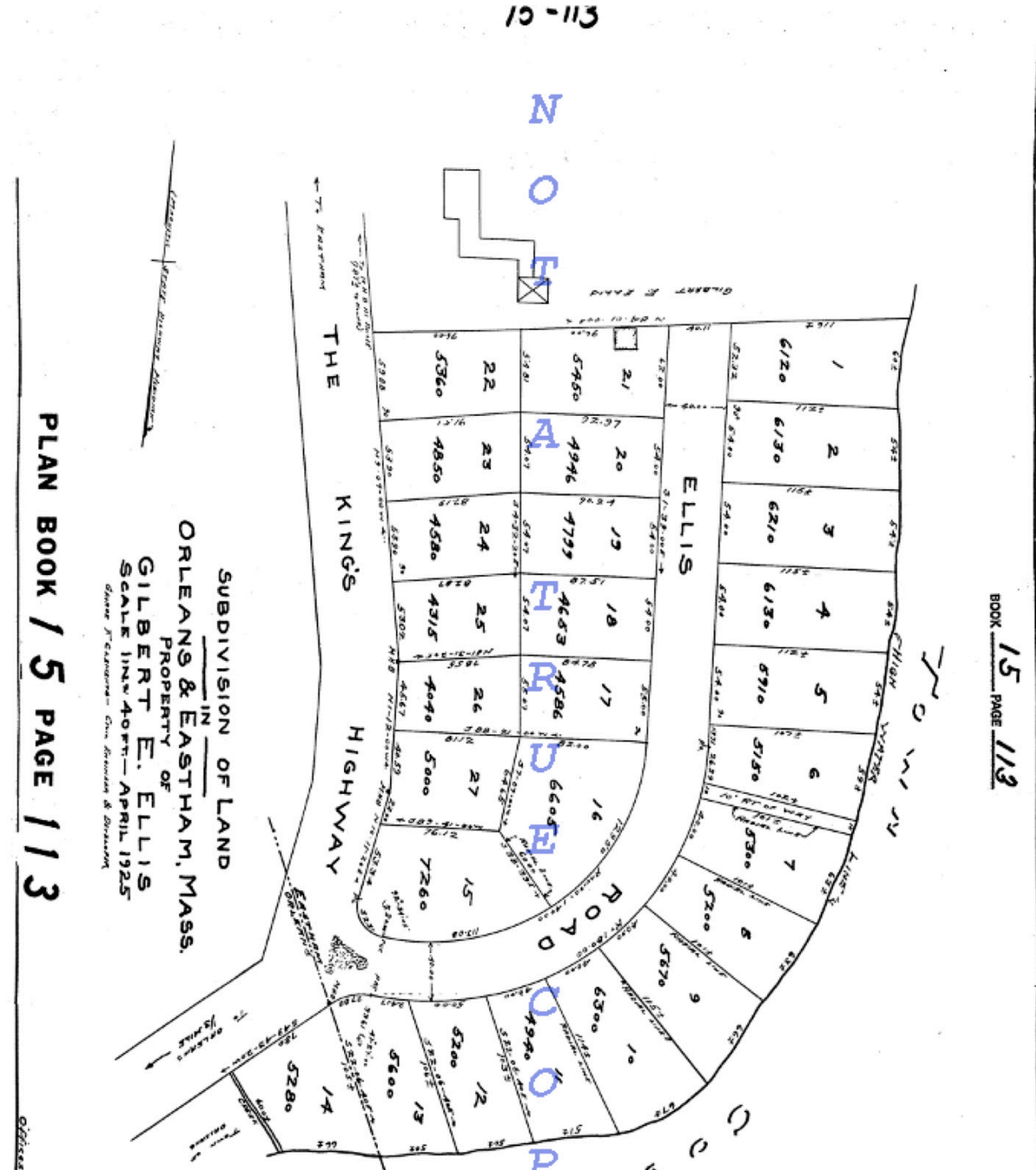
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SUPPLEMENTARY IMAGES



Ellis subdivision plan of 1925 [BCP 15:13]: 100 Ellis Road is Lot 5.